120.0	0002	0005.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	633,900 /	633,900
USE VALUE:	633,900 /	633,900
ASSESSED:	633,900 /	633,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		STONE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PATIL KISHORE B/ETAL
Owner 2:	PATIL RANJANA K
Owner 3:	
Street 1:	40 STONE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Aluminum Exterior and 1901 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6146.000	210,800		423,100	633,900
Total Card	0.141	210,800		423,100	633,900
Total Parcel	0.141	210,800		423,100	633,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.53 | /Parcel: 333.53

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	77375
GIS Ref	
GIS Ref	
Insp Date	10/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 120.0-0002-0005.A

!9293!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	210,800	0	6,146.	423,100	633,900		Year end	12/23/2021
2021	101	FV	202,800	0	6,146.	423,100	625,900		Year End Roll	12/10/2020
2020	101	FV	202,800	0	6,146.	423,100	625,900	625,900	Year End Roll	12/18/2019
2019	101	FV	187,800	0	6,146.	429,100	616,900	616,900	Year End Roll	1/3/2019
2018	101	FV	187,800	0	6,146.	320,300	508,100	508,100	Year End Roll	12/20/2017
2017	101	FV	187,800	0	6,146.	290,100	477,900	477,900	Year End Roll	1/3/2017
2016	101	FV	187,800	0	6,146.	278,000	465,800	465,800	Year End	1/4/2016
2015	101	FV	186,800	0	6,146.	235,700	422,500	422,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:49:09

LAST REV

Date	Time
02/19/19	13:04:42
ekelly	

PAT ACCT. 9293

USER DEFINED

Prior Id # 1:	77375
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUARENTE HELEN	25524-99		7/28/1995		182,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/1/2016	1339	Insulate	7,044	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS&NOTICE	BS	Barbara S
3/31/2009	Inspected	189	PATRIOT
2/20/2009	Measured	372	PATRIOT
4/18/2000	Inspected	276	PATRIOT
2/15/2000	Measured	268	PATRIOT
9/2/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6146		Sq. Ft.	Site		0	70.	0.98	5									423,065						423,100	

Total AC/HA:	0.14109	Total SF/SM:	6146	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	423,065	Spl Credit		Total:	423,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	286437
Depreciation:	75619
Depreciated Total:	210818

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

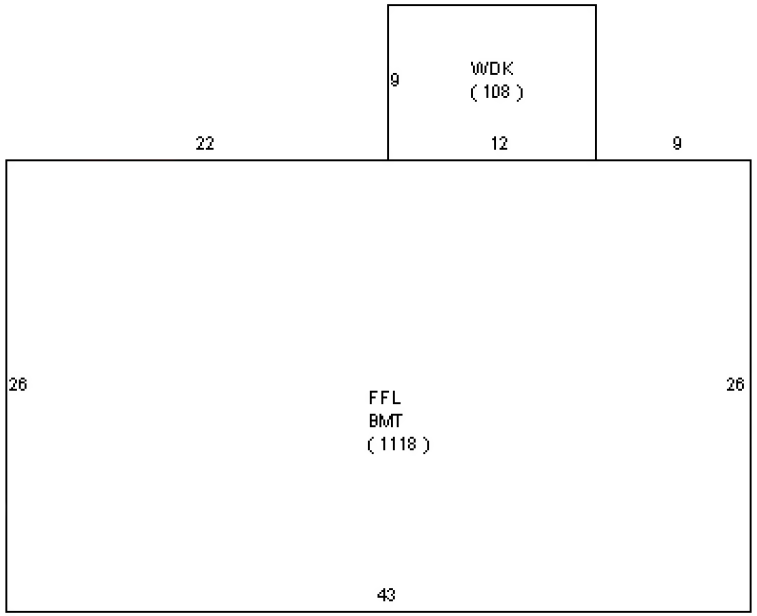
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	89.93
Final Total:	210800	Val/Su SzAd	188.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,118	58.920	65,874
FFL	First Floor	1,118	134.990	150,915
WDK	Deck	108	15.260	1,648

Net Sketched Area:	2,344			Total:	218,437
Size Ad	1118	Gross Area	2344	FinArea	1901

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

120.0-0002-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	